



Fitzgerald Environmental Associates, LLC.

Applied Watershed Science & Ecology

October 3, 2020

David Sunshine, Chair
Development Review Board
Town of Richmond
P.O. Box 285
Richmond, VT 05477

Re: Wetland Questions & Responses - Proposed Driveway East of Palmer Lane, Richmond, VT

Dear David:

I am writing on behalf of Donald Palmer and the Palmer Family Trust in relation to the proposed driveway crossing of a Class II wetland east of Palmer Lane in Richmond. Mr. Palmer's attorney Kevin Brennan provided me with follow-up questions from the Richmond Development Review Board regarding the status of Class II wetlands on the property and the access possibilities. The DRB's questions are listed below in *italics*, followed by my responses. Attached to this letter is supplemental information supporting my responses.

Why and how the wetlands were classified as Class II wetlands?

The wetlands were classified as Class II by VTDEC Wetlands Ecologist Tina Heath on June 29th, 2020 as indicated in the attached 2020-357 Wetland Classification Report. This classification followed Tina's site visit on June 10th, 2020 to inspect the wetland and discuss the proposed project with me and my colleague Rodrigue Spinette, a representative from the U.S. Army Corps, Donald Palmer, and Bradley Stetler. During this site visit Tina made the determination that the wetland met the presumptions of significance for Class II wetlands, as outlined in the attached report.

Was the classification of the Class II wetlands a recent development?

Yes. There were no mapped Class II wetlands per the Vermont Significant Wetlands Inventory (VSWI) on the property prior to our firm's wetlands assessment work in 2020. As indicated on page 1 of the attached VTDEC 2020-357 Wetland Classification report, prior to 2020 the subject wetland on Palmer's property was neither mapped by VTDEC as a Class II wetland nor contiguous to a mapped Class II wetland.

Did the property have any wetlands--specifically Class II wetlands--at the time the lots were subdivided in 2008?

No. There were no mapped VTDEC Class II wetlands on the entire Palmer property, including the O'Neal parcel which was subdivided off the original Palmer parcel in 2008. The nearest mapped Class II wetland is located north of the O'Neal parcel (see attached VTANR Atlas map).

Additional information on whether all possibilities for access were explored

During the June 10th 2020 site visit with Tina Heath, we discussed the required avoidance and minimization steps to ensure no more than minimal adverse impact on wetland functions and values than necessary to allow the Palmers to access their property to the south of Palmer Lane. This included a discussion of access alternatives on the property. Given that the Palmer's parcel configuration provides one access point from Palmer Lane, the current access was deemed to be the least impact alternative to the southern parcel.

If you have any further questions about our wetland delineation or permitting work on behalf of the Palmers, feel free to contact me at 802-876-7778.

Sincerely,

A handwritten signature in dark ink, appearing to read "E. Fitzgerald", is written over a faint, circular official stamp.

Evan P. Fitzgerald, CPESC, CFM
Principal Hydrologist/Geomorphologist

Enc.